



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-001942-25-AM

In the matter of: 86 MARION ST
MOUNT HOPE ON L0R1W0

Between: Sukham Sidhu Landlords
Gurkirit Sidhu

And

Allen Lovatt Tenant

AMENDED ORDER

This is order is made to correct clerical errors in the order issued April 14, 2025.

Sukham Sidhu and Gurkirit Sidhu (the 'Landlords') applied for an order to terminate the tenancy and evict Allen Lovatt (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 8, 2025.

Only the Landlords' Representative, Sara Atkinson, attended the hearing.

As of 1:21 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlords' evidence.

Determinations:

1. The Landlords served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on March 1, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The lawful rent is \$3,450.00. It was due on the 15th day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to March 1, 2025, is \$30,905.17.

7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated as of March 1, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlords \$31,091.17. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlords the full amount owing on or before April 25, 2025, the Tenant will start to owe interest. This will be simple interest calculated from April 26, 2025, at 5.00% annually on the balance outstanding.

April 14, 2025

Date Issued

April 22, 2026

Date Amended

Bryan Delorenzi

Member, Landlord and Tenant Board

15 Grosvenor St, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$25,867.29 \$30,905.17
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlords since the application was filed	- \$0.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$0.00
Less the amount of the interest on the last month's rent deposit	- \$0.00
Less the amount the Landlords owe the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total amount owing to the Landlords	\$26,053.29 \$31,091.17